Guide to Value-Capture Financing for Public Transportation Projects

TCRP J-11/Task 22
Virtuous cycles of transit induced value creation
Feedback Loop Diagram
Constituents of successful value creation and value capture
Constituents of successful value creation and value capture
Guide to Value-Capture Financing for Public Transportation Projects

- Framework and Approach
- Value Capture Definitions
- Local Economic Conditions and Market Considerations
- Regulatory Considerations
  - Zoning, Land development regulations and TOD design standards
  - Statutory Authority for Value Capture Mechanisms
  - Fiscal, Political, and Regulatory Characteristics of Local Government
  - Compliance with Federal Regulations
  - Regulatory Influences on Transit Project Design and Execution

- Articulating the Business Case
  - for Transit Agency
  - for Local Government
  - for Developers

- Capacity, Organization, Coordination, and Partnership
Commencement of Service Transit Project Announced

Value (Dollars)

Transit Project Announced
Commencement of Service

Value With Transit
Post-Transit Value Creation

Value Without Transit
Pre-Transit Speculation

Conceptual Aggregate (Real Property) value creation within Transit Area of Influence
Transit Project Announced

Commencement of Service

Value (Dollars)

Time (Years)

Conceptual Transit Premium Value Creation within Transit Area of Influence

Value With Transit

Transit-Induced Value Premium

Value Without Transit

Pre-Transit

Post-Transit
Direct Investment
Transit Infrastructure

TRANSIT AGENCY

Transit-Induced Value Creation, Value Capture, Reinvestment
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Direct Investment

Transit Infrastructure

TOD Value Creation

DEVELOPER

Transit-Induced Value Creation, Value Capture, Reinvestment
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Direct Investment
Transit Infrastructure
TOD Value Creation
TOD Value Premium

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Direct Investment

Transit Infrastructure

TOD Value Creation

TOD Value Premium

Captured Value

Value Capture

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Value Capture

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LOCAL GOV'T

Transit-Induced Value Creation, Value Capture, Reinvestment
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Value Capture

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LOCAL GOV'T
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Transit-Induced Value Creation, Value Capture, Reinvestment
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Value Capture

Transit-Induced Value Creation, Value Capture, Reinvestment
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TOD Value Creation
TOD Value Premium
Captured Value
Value Capture
Value Transfer

Transit AGENCY
LOCAL GOV’T
OTHER PUBLIC SECTOR

DEVELOPER

Transit-Induced Value Creation, Value Capture, Reinvestment
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- New Balance Station
  MBTA Boston Landing Station
- WMATA Silver Line
- Denver Union Station
- Portland Streetcar
- Hong Kong
  MTRC’s integrated (rail + property) development program
- Kansas City Streetcar